NOTICE OF DEFAULT

TO: Scorpion Fitness Inc. and Scorpion Club Ventures, LLC ("Tenant").

PREMISES: All rooms/areas of a portion of the ground floor, mezzanine, and

lower level, as shown hatched on the floor plans annexed hereto as **Exhibit 1** and incorporated by reference as if fully set forth in length, in the building known as and located at 220 Fifth Avenue, New York,

New York 10001.

LEASE: dated December 19, 2014, by and between Landlord's predecessor-in-

interest, Dino & Sons Realty Corp., as landlord, and Tenant, as tenant. Said Lease being modified by a First Lease Modification Agreement.

dated June 30, 2017.

DATE OF THIS NOTICE: May 29, 2018.

PLEASE TAKE NOTICE that you are in default of Articles 17 and 31 of the Lease, which provisions deal in pertinent part with your obligations: (a) after five (5) days written notice, to redeposit with Owner any portion of the Security Deposit which Landlord has applied to the payment of any rent and additional rent due and payable; and (b) what actions on your part are deemed defaults under the Lease. More specifically, you have violated and continue to violate the aforementioned provisions of the Lease by failing to pay to the Landlord the sum of \$65,000.00 representing the sum so used, applied, and retained on or before May 20, 2018, that being more than five (5) days after service of a notice upon you, a copy of which with proof of service is annexed hereto as Exhibit 2 and incorporated by reference as if fully set forth in length.

PLEASE TAKE FURTHER NOTICE that, in accordance with Articles 17 and 31 of the Lease, you are hereby required cure such defaults **on or before June 18, 2018**, that being more than fifteen (15) days after service of this Notice upon you, by tendering and paying to Landlord the sum of \$65,000.00 representing the sum so used, applied, and retained, which shall be added to the Security Deposit so that the same shall be replenished to its former amount pursuant to Article 31 of the Lease. Upon your failure to so cure, the Landlord will elect to terminate your tenancy in accordance with Article 17 of the Lease.

PLEASE TAKE FURTHER NOTICE, this Notice is served upon you pursuant to Articles 17, 27, and 31 of the Lease and other applicable provisions of law and/or statutes.

PLEASE TAKE FURTHER NOTICE, pursuant to Sections 19, 31, and 51(B) of the Lease, you are responsible for any and all legal expenses and attorneys' fees incurred by the Landlord.

PLEASE TAKE FURTHER NOTICE, that any response to this Notice must be sent and directed to the below-named attorneys for the Landlord.

Kosloff, PLLC

Attorneys for Landlord By: Joseph Goldsmith, Esq. 217 Broadway, Suite 401 New York, New York 10007

Tel.: (212) 267-6364

Email: jgoldsmith@kaulaw.com

220 FIFTH REALTY LLC

[Landlord]

Name: Matthew Lembo

Title: Vice President and Authorized Signatory

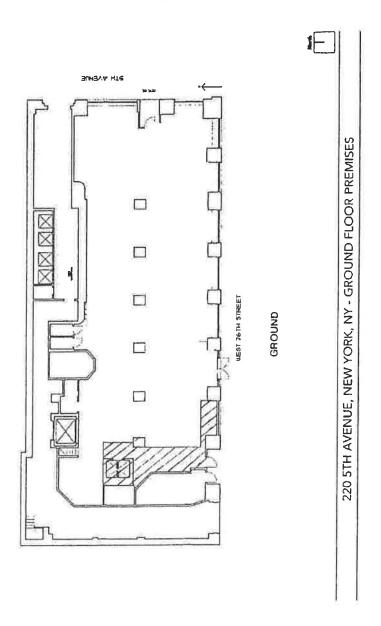
Exhibit "1"

12/19/2014

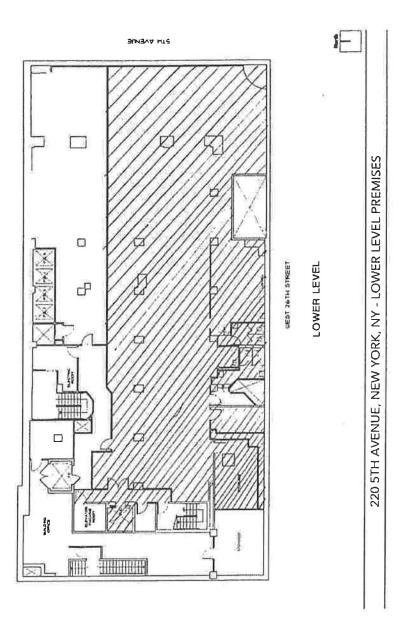
Page 31 of 47

The Demised Premises

Not to scale; all dimensions approximate; subject to actual conditions.



Execution 12/19/2014

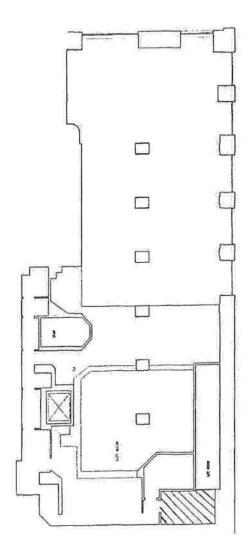


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Page 32 of 47

12/19/2014

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MEZZANINE

Exhibit "2"

NOTICE AND DEMAND TO REPLENISH AND PAY

TO:

Scorpion Fitness Inc. and Scorpion Club Ventures, LLC ("Tenant").

PREMISES:

All rooms/areas of a portion of the ground floor, mezzanine, and lower level, as shown hatched on the floor plans annexed hereto as Exhibit A and incorporated by reference as if fully set forth in length, in the building known as and located at 220 Fifth Avenue,

New York, New York 10001.

LEASE:

dated December 19, 2014, by and between Landlord's predecessorin- interest, Dino & Sons Realty Corp., as landlord, and Tenant, as tenant. Said Lease being modified by a First Lease Modification Agreement, dated June 30, 2017.

DATE OF THIS NOTICE: May 10, 2018.

PLEASE TAKE NOTICE, in accordance with Article 31 of the Lease, on May 9, 2018 and from your Security Deposit of \$100,000.00, the sum of \$65,000.00 from your Security Deposit was used, applied, and retained for outstanding rent and additional rent due, as set forth in the ledger annexed hereto as Exhibit B and incorporated by reference as if fully set forth in length, upon the grounds that you failed to comply with a certain Amended Notice of Intent, dated March 8, 2018, a copy of which together with proof of service thereof is annexed hereto as Exhibit C and incorporated herein with the same force and effect as if fully set forth at length. You are now required, on or before May 20, 2018, that being more than five (5) days after service of this Notice upon you, to pay to the Landlord the sum of \$65,000.00 representing the sum so used, applied, and retained, which shall be added to the Security Deposit so that the same shall be replenished to its former amount, and so that Landlord shall have the full Security Deposit on hand at all times during the Term pursuant to Article 31 of the Lease.

PLEASE TAKE FURTHER NOTICE, this Notice is served upon you pursuant to Sections 17, 27, and 31 of the Lease and other applicable provisions of law and/or statutes.

PLEASE TAKE FURTHER NOTICE, pursuant to Sections 19, 31, and 51(B) of the Lease, you are responsible for any and all legal expenses and attorneys' fees incurred by the Landlord.

PLEASE TAKE FURTHER NOTICE, that any response to this Notice must be sent and directed to the below-named attorneys for the Landlord.

Kossoff, PLLC

Attorneys for Landlord By: Joseph Goldsmith, Esq.

217 Broadway, Suite 401 New York, New York 10007

Tel.: (212) 267-6364

Email: jgoldsmith@kaulaw.com

220 FIFTH REALTY LLC

[Landlord]

Matthew Lembo

Vice President and Authorized Signatory

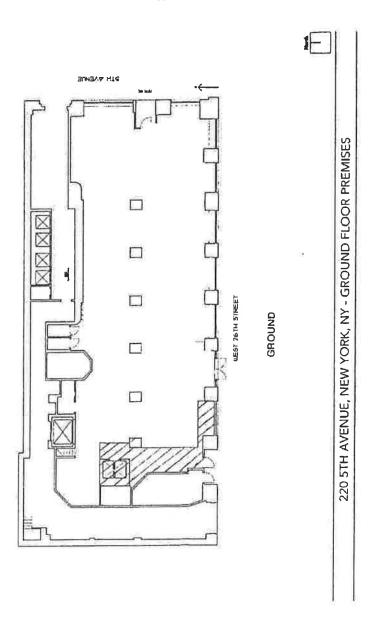
Exhibit "A"

12/19/2014

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Exhibit "A" The Demised Premises

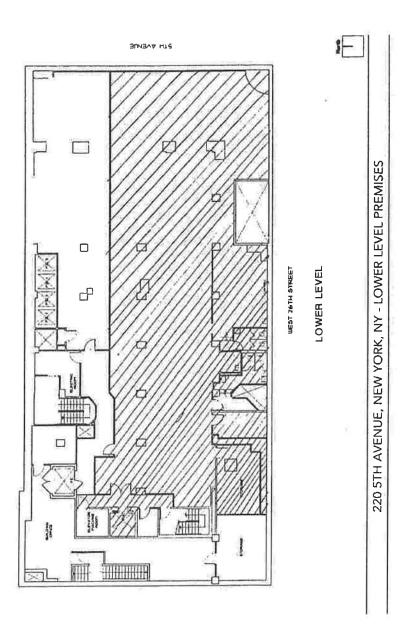
Not to scale; all dimensions approximate; subject to actual conditions.



Please Initial Here: Landlord_____Tenant____

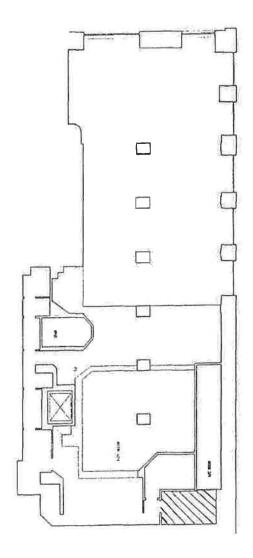
12/19/2014

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12/19/2014

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MEZZANINE

Exhibit "B"



STELLAR MANAGEMENT

Date: 5/9/2018

Lease Ledger

Code

t0819146

Property 220fifth

Lease From

3/15/2016

Name

Scorpion Club Ventures, LLC

Unit

220-SUBC Lea

Lease To

10/31/2031

Date	Description	Unit	Charge	Payment	Balance	Chg/Re
4/1/2017	Previous balance carried forward.	220- SUBC	18,319.96		18,319.96	3151343
4/1/2017	Previous balance carried forward:	220- SUBC	4,197.00		22,516.96	3151343
4/1/2017	Commercial Rent (04/2017)	220- SUBC	17,706.42		40,223.38	31513679
4/1/2017	Sprinkler Charge (04/2017)	220- SUBC	200.00		40,423.38	3151368
4/1/2017	:Posted by QuickTrans (secdep)	220- SUBC	100,000.00		140,423.38	3154092
4/1/2017	Chk# :QuickTrans :Posted by QuickTrans			100,000.00	40,423.38	629319
5/1/2017	Electric Sub-meter 03/21/17-04/19/17	220- SUBC	227.46		40,650.84	3153797
5/1/2017	Commercial Rent (05/2017)	220- SUBC	17,706.42		58,357.26	3153833
5/1/2017	Sprinkler Charge (05/2017)	220- SUBC	200.00		58,557.26	3153833
6/1/2017	Commercial Rent (06/2017)	220- SUBC	17,706.42		76,263.68	31566235
6/1/2017	Sprinkler Charge (06/2017)	220- SUBC	200.00		76,463.68	31566236
6/1/2017	Electric Sub-meter 4/19/17-05/09/17	220- SUBC	155.03		76,618.71	31567055
7/1/2017	Electric Sub-meter 5/09/17-06/08/17	220- SUBC	244.12		76,862.83	31593009
7/1/2017	Commercial Rent (07/2017)	220- SUBC	17,706.42		94,569.25	31596470
7/1/2017	Commercial Sprinkler and Water (07/2017)	220- SUBC	200,00		94,769.25	31596471
7/25/2017	Chk# 1679718332 : CHECKscan Payment			19,537.70	75,231.55	6372035
8/1/2017	Real Estate Tax for the period 07/17-06/18	220- SUBC	9,227.33		84,458.88	31618030
8/1/2017	Electric sub-meter 06/08/17-07/10/17	220- SUBC	200.96		84,659.84	31624412
8/1/2017	Commercial Rent (08/2017)	220- SUBC	17,706.42		102,366.26	31624706
8/1/2017	Commercial Sprinkler and Water (08/2017)	220- SUBC	200.00		102,566.26	31624707
9/1/2017	Electric sub-meter 7/10/17-08/08/17	220- SUBC	180.25		102,746.51	31653614
9/1/2017	Commercial Rent (09/2017)	220- SUBC	17,706.42		120,452.93	31653885

9/1/2017	Commercial Sprinkler and Water (09/2017)	220- SUBC	200.00		120,652.93	3165388
10/1/2017	Electric sub-meter 08/08/17-09/07/17	220- SUBC	165.18		120,818.11	3167965
10/1/2017	Commercial Rent (10/2017)	220- SUBC	7,996.45		128,814.56	3167992
10/1/2017	Commercial Rent (10/2017)	220- SUBC	10,001.27		138,815.83	3167992
10/1/2017	Commercial Sprinkler and Water (10/2017)	220- SUBC	200.00		139,015.83	3167992
10/18/2017	Credit October 2017 Rent	220- SUBC	(86,460.91)		52,554.92	3170803
10/18/2017	October 2017 Debit Judgement.	220- SUBC	3,509.99		56,064.91	3170803
10/18/2017	Credit Sprinkler charge.	220- SUBC	(600.00)		55,464.91	3170803
11/1/2017	Electric sub-meter 09/07/17-10/06/17	220- SUBC	284.62		55,749.53	3170779
11/1/2017	Commercial Rent (11/2017)	220- SUBC	18,237.63		73,987.16	3170920
11/1/2017	Commercial Sprinkler and Water (11/2017)	220- SUBC	200.00		74,187.16	3170921
11/1/2017	Judgement Receivable (11/2017)	220- SUBC	3,505.99		77,693.15	3170921
11/2/2017	Chk# 001111 :CHECKscan Payment		İ	22,035.18	55,657.97	646993
11/15/2017	1 Replacement Meter	220- SUBC	2,142.86		57,800.83	3173451
11/28/2017	Chk#:ACHWEB Online Payment Reversed by ctrl#6510795			12,000.00	45,800.83	<u>648863</u>
11/29/2017	Chk#:ACHWEB Online Payment Reversed by ctrl#6510793			9,890.00	35,910.83	648947
11/29/2017	Chk# :ACHWEB Online Payment			9,890.00	26,020.83	648947
12/1/2017	Electric sub-meter 10/12/17-11/09/17	220- SUBC	192.96		26,213.79	3173779
12/1/2017	Commercial Rent (12/2017)	220- SUBC	18,237.63		44,451.42	3173802
12/1/2017	Commercial Sprinkler and Water (12/2017)	220- SUBC	200.00		44,651.42	<u>3173802</u>
12/1/2017	Judgement Receivable (12/2017)	220- SUBC	3,505.99		48,157.41	<u>3173803</u>
12/1/2017	Late fees as of December 2017	220- SUBC	24,572.00		72,729.41	3175943
12/7/2017	Chk#: ACHWEB Online Payment		SVOID .	13,000.00	59,729.41	550423
12/15/2017	Returned check charge	220- SUBC	25.00		59,754.41	3176154
12/15/2017	Chk# :ACHWEB NSF receipt Ctrl# 6489474			(9,890.00)	69,644.41	651079
12/15/2017	Chk#: ACHWEB NSF receipt Ctrl# 6488636			(12,000.00)	81,644.41	651079
12/20/2017	Chk# :ACHWEB Online Payment			22,036.00	59,608.41	6513384
12/29/2017	Chk# :ACHWEB Online Payment			24,047.10	35,561.31	651625
12/31/2017	December 2017 Late fees.	220- SUBC	1,900.00		37,461.31	
1/1/2018	Electric sub-meter 11/9/17-12/13/17	220- SUBC	298.69		37,760.00	3176438
1/1/2018	Commercial Rent (01/2018)	220- SUBC	18,237.63		55,997.63	3176488

1/1/2018	Commercial Sprinkler and Water (01/2018)	220- SUBC	200.00	56,197.63	31764885
1/1/2018	Judgement Receivable (01/2018)	220- SUBC	3,505.99	59,703.62	31764886
1/29/2018	late fees	220- SUBC	1,892.00	61,595.62	31794549
2/1/2018	Electric sub-meter 12/13/18-1/12/18	220- SUBC	240.65	61,836.27	31791326
2/1/2018	Commercial Rent (02/2018)	220- SUBC	18,237.63	80,073.90	<u>31794675</u>
2/1/2018	Commercial Sprinkler and Water (02/2018)	220- SUBC	200.00	80,273.90	31794676
2/1/2018	Judgement Receivable (02/2018)	220- SUBC	3,505.99	83,779.89	31794677
2/27/2018	late fees	220- SUBC	1,390.00	85,169.89	31822813
2/27/2018	Charge for April 2017 monies owed with respect to the release of the lien on the building.	220- SUBC	1,800.00	86,969.89	31822825
2/27/2018	Reverse write off on 10/18/17.	220- SUBC	86,461.00	173,430.89	31822826
2/27/2018	Write-off the correct amount on 7/25/17.	220- SUBC	(76,538.00)	96,892.89	31822827
2/27/2018	8/1/17 Rent concession	220- SUBC	(17,706.00)	79,186.89	31822828
2/27/2018	Credit incorrect amount of late fee in 12/1/17.	220- SUBC	(24,572.00)	54,614.89	31822829
2/27/2018	Credit incorrect amount of late fee in 12/31/17.	220- SUBC	(1,900.00)	52,714.89	31822830
2/27/2018	Credit incorrect amount of late fee in 1/29/18.	220- SUBC	(1,832.00)	50,882.89	31822831
2/27/2018	Late fee as of 12/1/17	220- SUBC	13,231.00	64,113.89	31822832
2/27/2018	Late fee as of 12/31/17	220- SUBC	781.00	64,894.89	<u>3182283</u> 3
2/27/2018	Late fees as of 1/29/18	220- SUBC	685.00	65,579.89	31822834
2/27/2018	Reverse - Credit incorrect amount of late fee in 1/29/18.	220- SUBC	1,832.00	67,411.89	31824032
2/27/2018	Credit incorrect amount of late fee in 1/29/18.	220- SUBC	(1,892.00)	65,519.89	31824033
2/28/2018	9/1/17 Rent concession	220- SUBC	(17,706.00)	47,813.89	31822907
3/1/2018	Electric Sub-meter 1/12/18-2/13/18	220- SUBC	295.98	48,109.87	31819677
3/1/2018	Commercial Rent (03/2018)	220- SUBC	18,237.63	66,347.50	31822886
3/1/2018	Commercial Sprinkler and Water (03/2018)	220- SUBC	200.00	66,547.50	31822887
3/1/2018	Judgement Receivable (03/2018)	220- SUBC	3,505.99	70,053.49	31822888
3/20/2018	Electric Sub-meter 2/13/18-3/15/2018	220- SUBC	139.93	70,193.42	31847922
3/29/2018	late fees	220- SUBC	2,241.00	72,434.42	31851231
4/1/2018	Commercial Rent (04/2018)	220- SUBC	18,237.63	90,672.05	31851287

19-11231-mew Doc 21-8 Filed 06/24/19 Entered 06/24/19 19:30:03 Notice of Default Pg 16 of 51

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4/1/2018	Commercial Sprinkler and Water (04/2018)	220- SUBC	200.00	90,872.05 31851288
4/1/2018	Judgement Receivable (04/2018)	220- SUBC	3,505.99	94,378.04 31851289
4/25/2018	Electric Sub Meter 3/15/2018-4/13/2018	220- SUBC	67.09	94,445.13 31879060
4/27/2018	Late fees.	220- SUBC	3,013.00	97,458.13 31879372
5/1/2018	Commercial Rent (05/2018)	220- SUBC	18,237.63	115,695.76 31898407
5/1/2018	Commercial Sprinkler and Water (05/2018)	220- SUBC	200.00	115,895.76 31898408
5/1/2018	Judgement Receivable (05/2018)	220- SUBC	3,505.99	119,401.75 31898409
5/9/2018	Security Deposit Drawdown	220- SUBC	(65,000.00)	54,401.75 31901424

Exhibit "C"

AMENDED NOTICE OF INTENT

TO:

Scorpion Fitness Inc. and Scorpion Club Ventures, LLC ("Tenant").

PREMISES:

All rooms/areas of a portion of the ground floor, mezzanine, and lower level, as shown hatched on the floor plans annexed hereto as Exhibit 1 and incorporated by reference as if fully set forth in length, in the building known as and located at 220 Fifth Avenue,

New York, New York 10001.

LEASE:

dated December 19, 2014, by and between Landlord's predecessorin- interest, Dino & Sons Realty Corp., as landlord, and Tenant, as tenant. Said Lease being modified by a First Lease Modification

Agreement, dated June 30, 2017.

DATE OF THIS NOTICE: March 8, 2018

PLEASE TAKE NOTICE, you are justly indebted to the Landlord of the Premises in the total sum of \$70,053.00, as set forth in the ledger annexed hereto as Exhibit 2 and incorporated by reference as if fully set forth in length, which sum you are required to pay on or before March 19, 2018, that being at least five (5) days after the date of service of this Notice upon you. That, in accordance with Sections 17 and 31 of the referenced Lease, if you fail to pay the aforementioned rental arrears on or before March 19, 2018, the Landlord shall be entitled to: (i) apply and retain the whole or part of the Security Deposit to the extend required for the payment of the aforementioned rental arrears; and (ii) you shall be required to deposit with Landlord the amount so applied or retained so that Landlord shall have the full Security Deposit on hand at all times during the Term pursuant to Section 31 of the referenced Lease.

PLEASE TAKE FURTHER NOTICE, this Notice is served upon you pursuant to Sections 17, 27, and 31 of the Lease and other applicable provisions of law and/or statutes.

PLEASE TAKE FURTHER NOTICE, pursuant to Sections 19, 31, and 51(B) of the Lease, you are responsible for any and all legal expenses and attorneys' fees incurred by the Landlord.

PLEASE TAKE FURTHER NOTICE, that any response to this Notice must be sent and directed to the below-named attorneys for the Landlord.

Kossol, PLLC

Attorneys for Landlord

By: Joseph Goldsmith, Esq. 217 Broadway, Suite 401 New York, New York 10007

Tel.: (212) 267-6364

Email: jgoldsmith@kaulaw.com

220 FIFTH REALTY LLC

(Landlord)

Matthew Lembo

Title: Vice President and Authorized

Signatory

Exhibit "I"

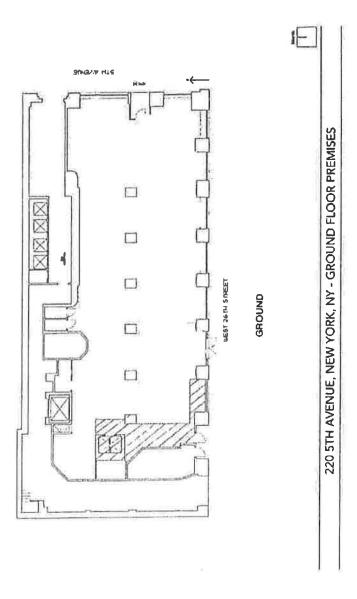
12/19/2014

Page 31 of 47

Exhibit "A"

The Demised Premises

Not to scale; all dimensions approximate; subject to actual conditions.

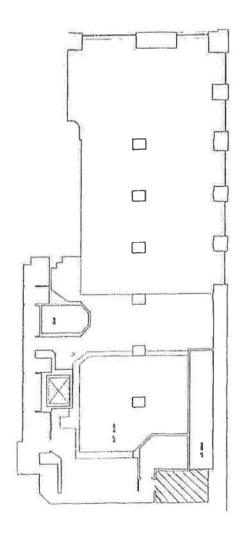


"Tenging S

Execution 12/19/2014 Page 32 of 47 PLH VAENTE 220 5TH AVENUE, NEW YORK, NY - LOWER LEVEL PREMISES LOWER LEVEL 中 ADDITION OF

12/19/2014

Page 33 of 47



MEZZANINE

Exhibit "2"

19-11231-mew Doc 21-8 Filed 06/24/19 Entered 06/24/19 19:30:03 Notice of Default Pg 24 of 51

220 5th Avenue Scorpion Club Ventures, LLC Ledger

Last Updated; 03/07/18 CONFIDENTIAL: FOR STELLAR MANAGEMENT INTERNAL USE ONLY

Charge Type	Total Charges
Base Rent	\$142.834
Roimbursements	9,227
Submetering Charges	2,486
Other Charges	109,965
Late Foes	16,087
Total Charges	\$250,699
Lose: Payments	(\$210,545)
Not Due	\$70,053

Last Updated: 03/07/18 CONFIDENTIAL: FOR STELLAR MANAGEMENT INTERNAL USE ONLY

220 5th Avenue Scorpion Club Ventures, LLC Ledger

Personal belonce carried ferroads Discovering State St		L	Charge	Charges / Payments			
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Oceanical Rest (pt/9017)						510,32	
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	V01/2017	Electric Sub-melar 03/21/17 0//19/17	Subunetering Charges	227	1	40.65	
	5/01/2017		Base Rent	17,706		50,30	
Spendar Change (2070) Spendar (1970) Spendar (1970)	VG1/2017	Sprinkler Charge (05/2017)			area constant e	50.58	
						70,20	
Disposition						76.48	
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Class 16791 1502.01						94,56	
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Disput	/01/2017				10	102,36	
	V01/2017					102.56	
Description Commercial Rend (192017) Subscription 17,706 120 17,707 17	W01/2017		Submotering Charges			102,74	
Electric S. J. School (1992) School (1992)	7/01/2017		Base Ront	17,706	1	120,45	
Commercial Rent 10/2017 Gase Rent	M01/2017		Other Charges	200		120,65	
Commercial Rent 10/2017 Gase Rent	NO162017		Submetering Charges		100	120,01	
Disport	/01/2017		Base Rent		1	129,61	
	/01/2017				1	130 01	
Decker 2017 Debt Judgement. Debt Decker 15,510 SS, Decker Charges				1	139 01		
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Disposition						\$6,06	
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12/2017 Chief Control 1: Chief Circara Payment 2,035 5,5 5,2071 Chief Change 2,143 5,7 5,2071 Chief Achief Symptom 2,143 5,208 3,3 5,2071 Chief Achief Symptom 2,243 5,243	/01/2017				1	77,69	
15/2017 Replacement Meler 12/200	/02/2017	Chkil D011/11 :CHECKeran Paymont		4,555	22.035	55.65	
1970 Cheff ACHWEB Online Payment Paymen	/15/2017	I Replacement Meter	Olhor Charges	2,143	1	57.80	
Payment Paym	/28/2017		Payment		12,000	45,00	
History Hist	/29/2017			i i		35,91	
Map 4296017				9,890	26,02		
Min/2017 Commercial Sprinker and Winter (12/2017) Disc Ramid 3,500 4.0, 4.						25,21	
Margement Receivable (17/2017)						44.45	
Magnetic Late feet Feet Late feet						41,65	
Payment					1	48,15	
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I, Tara George being duly sworn, deposes and says:

I am not a party to this action, am over 18 years of age and reside in the Queens, New York.

On March 8, 2018, I served the within AMENDED NOTICE OF INTENT upon:

Scorpion Fitness, Inc. 220 Fifth Avenue, New York, New York 10001

Scorpion Club Ventures LLC 220 Fifth Avenue, New York, New York 10001

Scorpion Fitness, Inc. 325 Fifth Avenue, Ste. 41E New York, New York 10016

Scorpion Club Ventures LLC 325 Fifth Avenue, Ste. 41E New York, New York 10016 Scorpion Fitness, Inc. 88 Lexington Ave., Ste. 9D New York, New York 10016

Scorpion Club Ventures LLC 88 Lexington Ave., Ste. 9D New York, New York 10016

Massimo F. D'Angelo ADAM LEITMAN BAILEY, P.C. One Battery Park Plaza, Eighteenth Floor New York, New York 10004

by mailing the same first class with certificates of mailing in sealed envelopes, with postage prepaid thereon, in a post-office or official depository of the U.S. Postal Service within the State of New York, addressed to the addressees as indicated above and by overnight mail service (with Express Mail codes EF139728781US, EF139728778US, EF139728764US, EF139728821US, EF139728804US, EF139728795US) by placing the same in a postpaid, properly addressed and sealed envelopes and delivering said envelopes to a postal employee at a United States Post Office in the Borough of Manhattan, City and State of New York for processing under the exclusive care and custody of the United States Postal Service, Church Street Station Branch, within the City, County and State of New York.

Tara George

Sworn to before me this day of March, 2018

Notary Public

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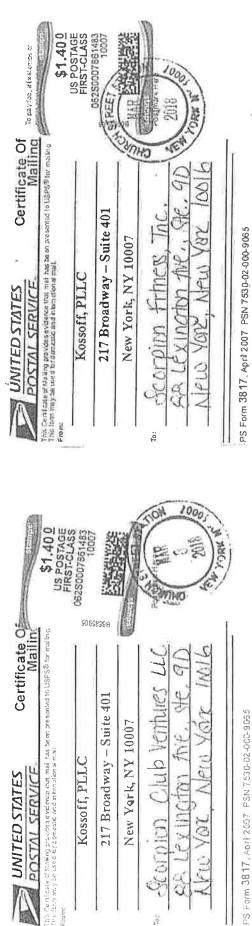
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Amended Notice of Intent

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STATE OF NEW YORK	}
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I, Tara George being duly sworn, deposes and says:

I am not a party to this action, am over 18 years of age and reside in the Queens, New York.

On May 10, 2018, I served the within *NOTICE AND DEMAND TO REPLENISH AND PAY* upon:

Scorpion Fitness, Inc. 220 Fifth Avenue, New York, New York 10001

Scorpion Club Ventures LLC 220 Fifth Avenue, New York, New York 10001

Scorpion Fitness, Inc. 325 Fifth Avenue, Ste. 41E New York, New York 10016

Scorpion Club Ventures LLC 325 Fifth Avenue, Ste. 41E New York, New York 10016 Scorpion Fitness, Inc. 88 Lexington Ave., Ste. 9D New York, New York 10016

Scorpion Club Ventures LLC 88 Lexington Ave., Ste. 9D New York, New York 10016

Massimo F. D'Angelo ADAM LEITMAN BAILEY, P.C. One Battery Park Plaza, Eighteenth Floor New York, New York 10004

by mailing the same first class with certificates of mailing in sealed envelopes, with postage prepaid thereon, in a post-office or official depository of the U.S. Postal Service within the State of New York, addressed to the addressees as indicated above and by overnight mail service (with Express Mail codes EF167483824US, EF167483775US, EF167483807US, EF167483798US, EF167483577US, EF167483550US, EF167483563US) by placing the same in a postpaid, properly addressed and sealed envelopes and delivering said envelopes to a postal employee at a United States Post Office in the Borough of Manhattan, City and State of New York for processing under the exclusive care and custody of the United States Postal Service, Church Street Station Branch, within the City, County and State of New York.

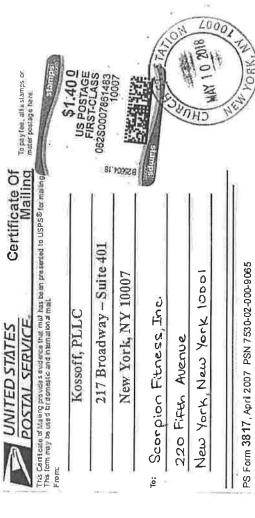
Tara George

Sworn to before me this day of May, 2018

Notary Public

Ommission Expires April 19, 20
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Notice and Demand to Replenish and Pay

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19-11231-mew Doc 21-8 Filed 06/24/19 Entered 06/24/19 19:30:03 Notice of FROM: (recess min) Pa 38 of 51 MITCHELL H KOSSOFF ESO KOSSOFF PLLC 217 BRUADWAY RN 401 SHARE SEA VEHICLE NEW YURK, NY 10007-2944 PRIORITY UNITED STATES * MAIL * POSTAL SERVICE ® **EXPRESS** PAYMENT BY ACCOUNT (if applicable) Federal Agency Acct. No. or Postal Service" Acct. No. GIN (POSTAL SERVICE USE ONLY) SIGNATURE REQUIRED Note: The mailer must check the "Signature Required" box if the mailer; I) Uni-Ony 2-Day Requires the addressed's signature: OR 2) Purchases additional insurance; OR 3) Purchases COD service; OR 4 Purchases Return Receipt service. If the box is not charked, the Postal Service will have the item title addressed's insurance contained or other secure location without attempting to obtain the addressed's signature on delivery. Delivery Options Schodulad Delivery Date Postago 5.11.1 No Salurday Delivery (delivered next business day) Sunday/Holiday Delivery Required (additional line, where available*) 10:30 AM Delivery Required (additional fee, where available?) COD Foo state of the Postara ☐ 10:30 AM · ☐ 3:00 PM "Rolor to USPS.com" or local Post Office" for availability. - 1 1 EN ENOON TO: PLEASE PRINTED TO ASSESS TO BE CAMPINED AND COSTS OF CONTRACTOR TO 10:30 AM Delivery Fee: Return Rocelat For LAw Animal Truling Scorpion Club Ventures LLC 325 Fifth Averve, Ste. 4 1E DOMESTIC PROPERTY. New York, New York 10016 er Cityms or Registered Mail againes. The tendings ha starms we us - no accome that Tidays in the later than 60 days TIP + * (U.S. ADDRESSES ONLY). The strate of the price of the control of the cont DELIVERY (POSTAL SERVICE USE ON Delivery Attempt (MM/DDVY) Time O AM □ PM ery Atlemet (MM/DOVY) For pickup or USPS Tracking", visit USPS.com or call 800-222-1811. Time District - AN \$100.00 Insurance Included. (R) 220 Fifth Scorpion □РМ Notice and Demand to Replenish and Pay TA CUSTOMER COP CUSTOMER USE ONLY FROM: IPLEASE PRINTS MITCHELL H"KOSSOFF ESQ THE EQUALITY OF THE PER 217 BROADUAY, RM A0 Lindy and making proteining virtuality wild Service may retund the postage, unless the delay was caused by assorts including but not broken to the following proper detention for law NEW YORK, NY 10007-2944 PRIORITY piecos fuer or sanaged in a single catastronic contragate. Octonent reconstruction insurance is wides nembraciment for the casachable cons UNITED STATES * MAIL * POSTAL SERVICE arted in reconstructing duplicates of nonneconable documents muston EXPRESS PAYMENT BY ACCOUNT (if applicable) Federal Antinov Acct. No. or Postal Service" Acct. No. 092004 durfix of the United States Fostel Service Domestic Use DELIVERY OPTIONS (Customer Use Only) IGIN (POSTAL SERVICE USE ONLY) SIGNATURE REQUIRED Mote: The maker must chock the "Signature Required box if the maker, 1) Requires the addressee's signature; OR 2) Purchases additional Insurance; OR 3) Furchases COD service; OR 4) Purchases Resire Receipt service; OR 4) Purchases COD service; OR 4) Purchases Resire Receipt service; OR 4) Purchases Resire Res DPO B T2-Day \$70 Sunday/Holiday Delivery Required (additional led, where available*) Scheduled Delivery Time Insurance Fee COD Fee Water Tim Pustal "Refer to USPS.com" or local Post Office", for availability, M3 00:6 (C) NAN 06:01 EM \$100 sand obvi o of out pays THE NOON SERVI P.O. W. Dolvery Foo FTAM College Strates Scorpion Fitness, Inc. DPM 325 Fifth Avenue, Ste. 41E CI Flat Rate New York, New York 10016 oza, DELIVERY (POSTAL SERVICE USE ONLY ZIP + 4º (U.S. ADDRESSES ONLY) Dollvery Attempt (MMDDAYY) 0 0 1.6 ry Attompt (MMADD/YY) For pickup or USPS Tracking "Jajt USPS.com or call 800-222-1811. DAM stoo.00 Insurance included. (C.R.) 220 fifth. scorpion □ pu

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CAUGE THE SEPTEMBER 2015

19-11231-mew Doc 21-8 Filed 06/24/19 Entered 06/24/19 19:30:03 Notice of Default Pg 40 of 51 CUSTOMER USE ONLY FROM: prease main 192102 1-212 267 6364 MITCHELL H KOSSOFF ESQ KOSSOFF, PLLC 217 BROADWAY RM 401 NEW YORK, NY 10007-2944 PRIORITY UNITED STATES * MAIL * POSTAL SERVICE . PAYMENT BY ACCOUNT (if applicable)
USP5* Corporato Acet, No. EXPRESS™ 092004 DELIVERY OPTIONS (Customer Use Only) DELIVERY OFFICINES (CUSTOMOF USE CRIS)

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Delivery Options

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Notice and Demand to Replenish and Pay

AFFIDAVIT OF SERVICE

STATE OF NEW YORK } s.s. COUNTY OF NEW YORK }

I, Tara George being duly sworn, deposes and says:

I am not a party to this action, am over 18 years of age and reside in the Queens, New York.

On May 29, 2018, I served the within *NOTICE OF DEFAULT* upon:

Scorpion Fitness, Inc. 220 Fifth Avenue, New York, New York 10001

Scorpion Club Ventures LLC 220 Fifth Avenue, New York, New York 10001

Scorpion Fitness, Inc. 325 Fifth Avenue, Ste. 41E New York, New York 10016

Scorpion Club Ventures LLC 325 Fifth Avenue, Ste. 41E New York, New York 10016 Scorpion Fitness, Inc. 88 Lexington Ave., Ste. 9D New York, New York 10016

Scorpion Club Ventures LLC 88 Lexington Ave., Ste. 9D New York, New York 10016

Massimo F. D'Angelo ADAM LEITMAN BAILEY, P.C. One Battery Park Plaza, Eighteenth Floor New York, New York 10004

by mailing the same first class with certificates of mailing in sealed envelopes, with postage prepaid thereon, in a post-office or official depository of the U.S. Postal Service within the State of New York, addressed to the addressees as indicated above and by overnight mail service (with Express Mail codes EF167483679US, EF167483665US, EF167483648US, EF167483722US, EF167483719US, EF167483651US, EF167483705US) by placing the same in a postpaid, properly addressed and sealed envelopes and delivering said envelopes to a postal employee at a United States Post Office in the Borough of Manhattan, City and State of New York for processing under the exclusive care and custody of the United States Postal Service, Church Street Station Branch, within the City, County and State of New York.

Tara George

Sworn to before me this day of May, 2018

Notary Public

JOSEPH SHALOM GOLDSMITH Notary Public, State of New York No. 02GO6108848 Qualified in Queens County Commission Expires April 19, 20 22



Certificate Of

UNITED STATES

PS Form 3817, April 2007 PSN 7530-02-000-9065

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217 Broadway - Suite 401

Kossoff, PLLC

New York, NY 10007

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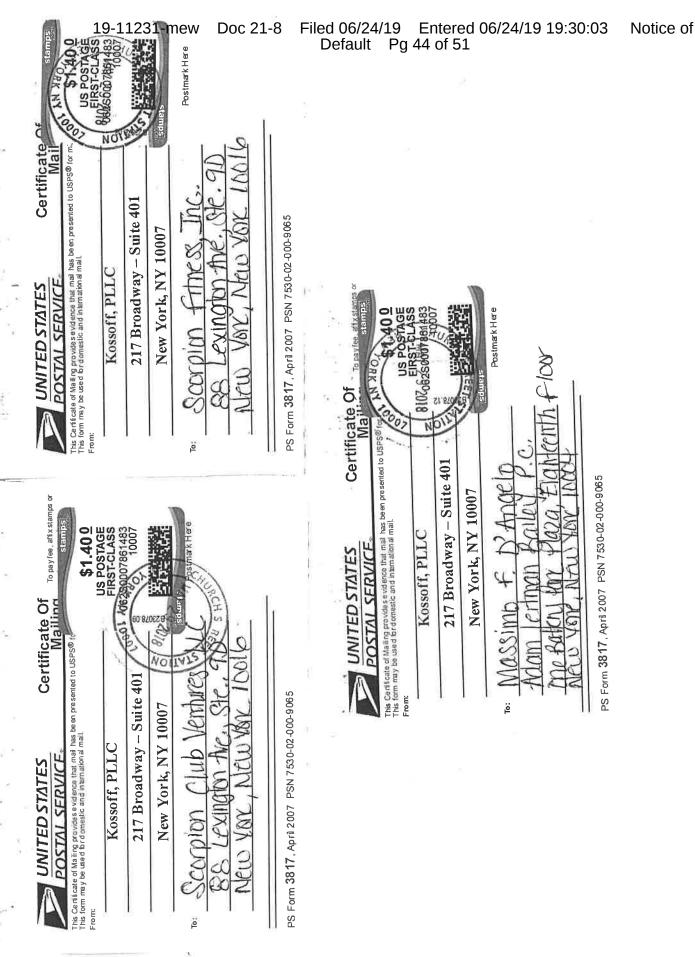
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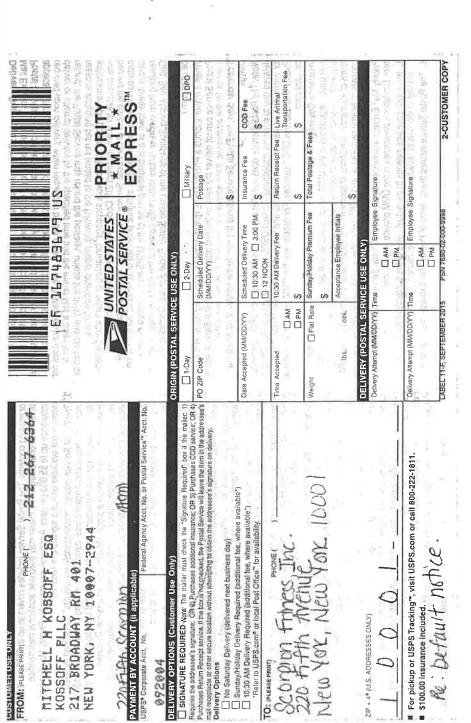
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*ROM: PLESS PRINT) MITCHELL H KOSSOFF ESQ KOSSOFF PLLC 217 BROADWAY RM 401 NEW YORK, NY 10007-2944	226 F F F O CONTROLL (ACM) THE	CENTERN OF ILONS (Customer Use Only) SIGNATURE REQUIRED Nove: The majer must check the "Signature Required" box if the majer, 1) quive the addresses's strenger OR of previous	Tribates Reum Receipt service. If the box is not triected, the Potala Service will leave the them in the addresses's ill recepture or other secure location without attempting to obtain the addresses a algorithms on delivery. No Saturday Delivery (delivered next business day) Sunday/Holiday Delivery Required (abditional fee, Where arealable).	T (CSD AM Delivery Required (additional Fee, where available?) **Refer to USPS com* or local Post Office** for availability. (PLEASE PRINT) PHONE I	Scorpion Club Ventures LLC	EW VONZ, NEW YOR 10001	AS III ANDRESSES ONLY		or pickup or USPS Tracking", visit USPS.com or call 800-222-1811. 100.00 insurance included. DE-FAUT NST C.

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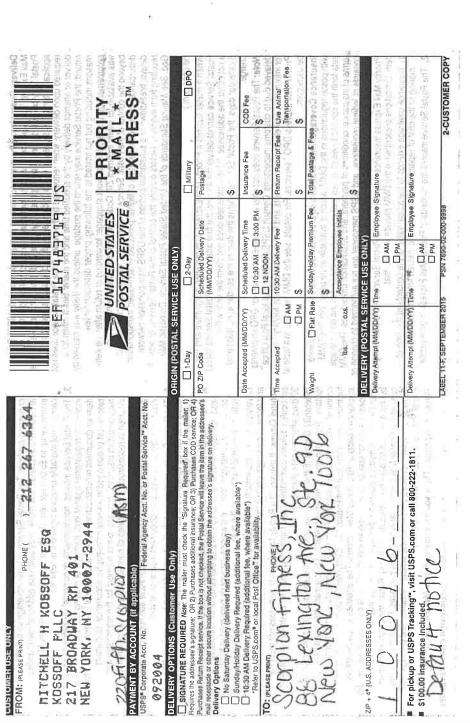
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